

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 23-**

**[REGARDING REVISED FINAL SITE PLAN APPROVAL  
FOR MARINER SANDS PUD TRACT RC-2  
WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Mariner Sands Country Club, LLC submitted an application for a Revised Final Site Plan approval for the Mariner Sands Planned Unit Development (PUD) Tract RC-2 Project, located on lands legally described in attached Exhibit A.
2. Pursuant to Section 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice, this Board considered approval at a public meeting on the application on June 20, 2023.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The Revised Final Site Plan for the Mariner Sands PUD Tract RC-2 Project is consistent with the Comprehensive Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The Revised Final Site Plan attached as Exhibit B, for the Mariner Sands PUD Tract RC-2 Project is approved. Development of the Mariner Sands PUD Tract RC-2 Project shall be in accordance with the approved Revised Final Site Plan attached as Exhibit B.
- B. Failure to submit the required documents, plans and fees as required by Section 10.11, LDR, Martin County Code shall render approval of the Revised Final Site Plan for the Mariner Sands PUD Tract RC-2 Project null and void.
- C. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department prior to the commencement of any construction.
- D. All permits for the Revised Final Site Plan must be obtained within one year, by June 20, 2024. Development must be completed within two years, by June 20, 2025.
- E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Exemption as set forth in Section 5.32.D, LDR, Martin County Code.

F. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. Section 4.37, LDR, Martin County Code.

G. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

H. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 20TH DAY OF JUNE, 2023.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description  
Exhibit B, Revised Final Site Plan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT RC-2 AS SHOWN ON THE PLAT OF MARINER SANDS COUNTRY CLUB, AS RECORDED IN PLAT BOOK 8, PAGE 21 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 5.640 ACRES, MORE OR LESS

## Revised Final Site Plan

